059.0	0001	0019.0	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,754,100 / 1,754,100
					USE VALUE:	1,754,100 / 1,754,100
					ASSESSED:	1,754,100 / 1,754,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	30 PARK AVE ASSOCIATES LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 288
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON ARTHUR O ETAL DBA -
Owner 2:	DAVIDSON MANAGEMENT CO -
Street 1:	30 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 67,900 Sq. Ft. of land mainly classified as Ind.-Whs. with a Warehouse Building built about 1967, having primarily Correg Steel Exterior and 20044 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
401	67900.000	687,700	30,900	1,035,500	1,754,100
Total Card	1.559	687,700	30,900	1,035,500	1,754,100
Total Parcel	1.559	687,700	30,900	1,035,500	1,754,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 87.51 | /Parcel: 87.51

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 39194

GIS Ref

GIS Ref

Insp Date 09/11/18

!5192!

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	401	FV	687,700	30900	67,900.	1,018,500	1,737,100	1,737,100	Year End Roll	12/18/2019
2019	401	FV	632,200	32300	67,900.	950,600	1,615,100	1,615,100	Year End Roll	1/3/2019
2018	401	FV	631,100	32300	67,900.	848,800	1,512,200	1,512,200	Year End Roll	12/20/2017
2017	401	FV	631,100	32300	67,900.	746,900	1,410,300	1,410,300	Year End Roll	1/3/2017
2016	401	FV	631,100	32300	67,900.	560,200	1,223,600	1,223,600	Year End	1/4/2016
2015	401	FV	594,400	33300	67,900.	509,300	1,137,000	1,137,000	Year End Roll	12/11/2014
2014	401	FV	594,400	33300	67,900.	509,300	1,137,000	1,137,000	Year End Roll	12/16/2013
2013	401	FV	594,400	33300	67,900.	509,300	1,137,000	1,137,000		12/13/2012

PRINT

Date	Time
12/10/20	20:06:53

LAST REV

Date	Time
06/18/19	11:42:02
apro	
5192	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON ARTHUR	1295-194		2/9/2005	Family	1	No	No		
	635-58		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	39194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2015	1514	Re-Roof	30,000					
11/16/2010	2281	Manual	7,000					
10/25/2010	2184	Demoliti	500					OF RETAINING WALL
8/5/2004	700	Renovate	212,000	C		G6	GR FY06	CONVERT WAREHSE TO
3/23/1997	112	Add Bath	6,400	C				inst 2bths & lunch
9/9/1994	467		20,000	C				RENOVATE OFFICE

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2019	I & E Return	JO	Jenny O
9/11/2018	MEAS&NOTICE	PH	Patrick H
3/10/2017	I & E Return	EMK	Ellen K
5/2/2016	I & E Return	MM	Mary M
3/20/2009	Meas/Inspect	197	PATRIOT
4/6/2005	Permit Visit	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
401	Ind.-Whs.		67900		Sq. Ft.	Site		0	30.5	0.50	CA			Shape	-50					1,035,475						1,035,500	

Total AC/HA: 1.55877 | Total SF/SM: 67900 | Parcel LUC: 401 Ind.-Whs. | Prime NB Desc: COMM AVG | Total: 1,035,475 | Spl Credit | Total: 1,035,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	18 - Correg Steel		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	18		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	10
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	36.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	36	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.93926805
Adj $ / SQ:	51.848
Other Features:	23888
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1074532
Depreciation:	386832
Depreciated Total:	687700

COMMENTS

1969; ROAD WARRIOR MOVING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

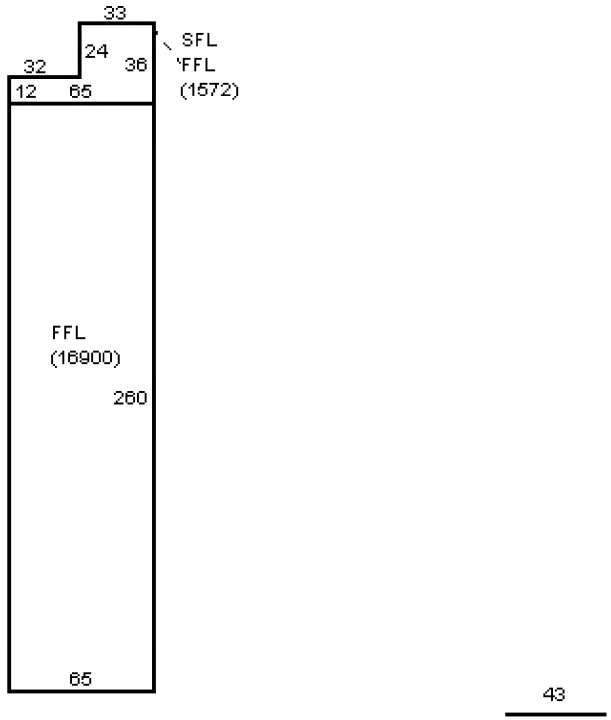
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	51.85
Special Features:	0	Val/Su Net:	34.31
Final Total:	687700	Val/Su SzAd	34.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	18,472	51.850	957,729
SFL	Second Floor	1,572	59.110	92,915

Net Sketched Area:	20,044	Total:	1,050,644

Size Ad	20044	Gross Are	20044	FinArea	20044

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	OFC	70		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	25000	A	AV	1985	1.70	T	27.2	401			30,900			30,900

More:	N	Total Yard Items:	30,900	Total Special Featues:		Total:	30,900